

## **12785 N 280 Rd**

Okmulgee, Ok 74447 • Approx. 226 Acres

**Size:** 3,714 Sq Ft (*shop apartment not included*)

**Land:** Approx. 226 Acres

### **Utilities:**

**Water:** Rural Water District #20

**Trash:** \$25/mo

**Electric/Fiber:** East Central

**Sewer System:** Septic

**Ave. Electric Bill:** \$275-300/mo

### **South Shop:**

30 ft x 60 ft

Overhead Door

Electric / Climate Controlled

Taller Ceilings

### **North Shop:**

30 ft x 60 ft

Overhead Door

Electric / Climate Controlled

Apartment: One Bed, Living, Kitchen, Full Bathroom

### **Guest House:**

Granite Kitchen, Fireplace, Living/Dining, Half Bath Downstairs

Three Bedrooms, Laundry and a Full Bathroom Upstairs

### **Recent Updates:**

New Roof

New Gutters

New Garage Doors on Main House

### **OMMA Grow License:**

Property has a current OMMA grow license (valid through May 2023) that will convey with the property

### **Additional Items Available:**

160 Cows

4 Bulls

Ranching Equipment

Grow Lights & Equipment